

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES**

July 11th, 2024

**ABR VOTING MEMBERS PRESENT:**

KATHRYN LESTER, ACTING CHAIR  
RICHARD WONG

**ABR VOTING MEMBERS ABSENT:**

DENVER BROOKER

**STAFF PRESENT:**

GARRET WINFREE, PLANNING CLERK

**CALL TO ORDER**

Ms. Lester called the meeting to order at 7:09 P.M. with all of the above-listed members present.

3.1 ABR 2024-093: THE CEDAR-GRANDVIEW COMPANY, 12438 CEDAR,  
(CONTINUED) request to renovate exterior.

- Approved as noted: signage and graphics to be reviewed under future submission. Arch to be removed.

Action: Mr. Wong made a motion to approve. Ms. Lester seconded the motion, and it was unanimously approved.

3.2 ABR 2024-103: RICHARD VOGT, 3591 NORTHVALE, (CONTINUED) request to alter windows.

Action: Mr. Wong made a motion to approve. Ms. Lester seconded the motion, and it was unanimously approved.

3.3 ABR 2024-104: SUSAN HINZE, 3155 BERKSHIRE, request to construct garage.

Action: Mr. Wong made a motion to approve. Ms. Lester seconded the motion, and it was unanimously approved.

3.4 ABR 2024-105: ALEKSANDR SHKAYEV, 3237 EAST MONMOUTH, request to construct garage.

Action: Ms. Lester made a motion to continue. Mr. Wong seconded the motion, and it was unanimous.

3.5 ABR 2024-106: TIMOTHY CABLE, 2499 KINGSTON, request to construct new addition.

Action: Ms. Lester made a motion to approve. Mr. Wong seconded the motion, and it was unanimously approved.

3.6 ABR 2024-107: STEVEN BASH, 2258 LAMBERTON, request to construct garage.

Action: Mr. Wong made a motion to approve. Ms. Lester seconded the motion, and it was unanimously approved.

3.7 ABR 2024-108: SOPHIE BOEHLEN, 14298 SUPERIOR, request to alter exterior.

- Approved as noted: roof to match main house roof at entry.

Action: Mr. Wong made a motion to approve. Ms. Lester seconded the motion, and it was unanimously approved.

3.8 ABR 2024-109: MICHAEL GREEN, 3644 CUMMINGS, request to construct garage.

Action: Mr. Wong made a motion to approve. Ms. Lester seconded the motion, and it was unanimously approved.

3.9 ABR 2024-110: MAMMC, LLC, 2762 BERKSHIRE, request to alter windows.

Action: Ms. Lester made a motion to continue. Mr. Wong seconded the motion, and it was unanimous.

3.10 ABR 2024-111: KINA HOLDINGS, LLC, 3603 RANDOLPH, request to alter siding.

Action: Mr. Wong made a motion to approve. Ms. Lester seconded the motion, and it was unanimously approved.

3.11 ABR 2024-112: RICO PIETRO, 2450 EAST DERBYSHIRE, request to renovate exterior.

- Continued as noted: new drawings with more detail.

Action: Mr. Wong made a motion to continue. Ms. Lester seconded the motion, and it was unanimous.

3.12 ABR 2024-113: JONAH SCHEINBAUM, 3488 SHANNON, request to construct new addition.

- Approved as noted: Add a stair landing if required by code.

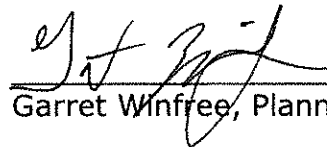
Action: Mr. Wong made a motion to approve. Ms. Lester seconded the motion, and it was unanimously approved.

3.13 ABR 2024-114: IBRAHIM SHEDAHEH, 12404 CEDAR, request to alter signage.

Action: Ms. Lester made a motion to approve. Mr. Wong seconded the motion, and it was unanimously approved.

**The meeting was adjourned at 8:35 P.M.**

Submitted,

  
Garret Winfree, Planning Clerk

7-25-2024  
Date

Approved,

  
KATHRYN LESTER, ACTING CHAIR

7.25.24  
Date